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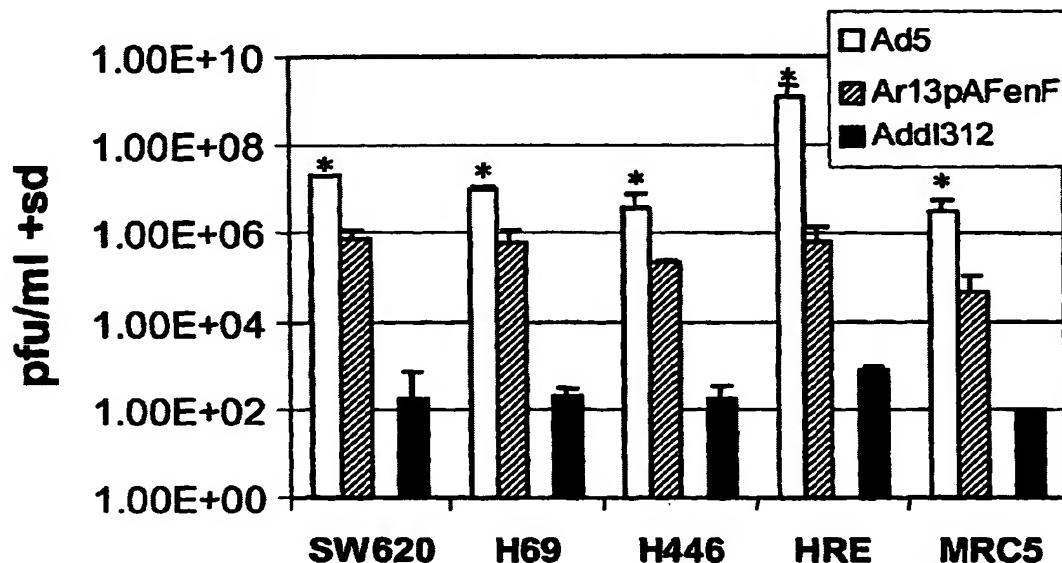
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(54) Title: FLAP ENDONUCLEASE 1 (FEN1) REGULATORY SEQUENCES AND USES THEREOF



(57) Abstract: *FEN1* transcriptional regulatory sequences (TREs) are provided. *FEN1* TREs provide for transcriptional regulation dependent upon transcription factors that are only active in cancer cells. The *FEN1* TREs may be used as a vehicle for introducing new genetic capability, particularly associated with cytotoxicity, for selective expression in cancer cells.

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